

MINUTES OF A MEETING OF WISTASTON PARISH COUNCIL
HELD ON THURSDAY 18th JULY 2019 AT 7.30 P.M.
AT WISTASTON MEMORIAL HALL, CHURCH LANE, WISTASTON.

Present: Cllr. J. Moore, (Chairman)

Cllrs. T Kilkenny, D Lucas, D Millington. R Moore, G Roberts, J Scott, Mrs. V Smith & R Squirrell.

In Attendance: Mrs. A. Cross (Clerk) Borough Cllr. Mrs. M. Simon, PCSO Hobbs, Mr. Wilcox of Unity Residential Care & 27 Residents.

35 APOLOGIES - Cllr. A. Bicknell.

36 MINUTES

RESOLVED: That the Minutes of the Meeting held on 20th June 2019, be approved and signed by the Chairman as a true record.

Min. no. 31 (i) b – The Clerk stated the agreed Contractor to install the bench on Wistaston Green Road failed to carry out the work. Arrangements have been made for Carl Shaw to install the bench across from the original site, this has been agreed with Cheshire East Council Highways Senior Officer.

37 DECLARATIONS OF INTEREST

No declarations of interest were made in respect of any items on the Agenda.

38 PUBLIC PARTICIPATION / POLICE MATTERS / CHESHIRE EAST COUNCILLORS

The Chairman welcomed Mr. Wilcox Chief Executive of Unity Residential Care to the meeting and asked Borough Cllr. Mrs. Simon to summarise. She explained there are 2 applications at 49 Park Drive, 19/2876N to convert the external store to an office and 19/2875N certificate of lawful proposed use as a children's home. The second application does not need consultation, it is an enquiry whether full planning permission is required. Mr. Wilcox explained that Cheshire East Council has a Sufficiency Agenda to create good quality care locally. The proposed home in Park Drive will be for 3 children aged between 7 to 17 with 2 carers and a Manager. All their homes are Ofsted rated good to outstanding. They have a neighbourhood code of conduct and internal policies. Many questions were raised by residents expressing their concerns. Mr. Wilcox offered visits to his other homes and stated if the proposal goes ahead he would like to return in 12 months, he was positive there would be no issues arising. The Chairman advised residents to write to Cheshire East Council with their concerns and thanked Mr. Wilcox for attending.

A resident raised concern regarding antisocial behaviour on his farmland including verbal abuse, golf balls, litter and access being made from a private property onto his farm. The Chairman enquired whether PCSO Hobbs could provide assistance. PCSO Hobbs replied it is private land and therefore a civil matter. The resident stated that a planning application for a dwelling on another farm in the area has been refused on several occasions. Cllr. Roberts replied that Wistaston Parish Council have not raised objections to this application. Borough Cllr. Simon agreed to enquire why this application is being refused by Cheshire East Council.

Borough Cllr. Simon reported that the junction of Middlewich Road with Wistaston Green Road will be closed from 24th to 28th July 2019, for extensive works. She has spoken to Bellway regarding the poor state of the road. The Government consultation on HS2 is available to view online.

39 PLANNING MATTERS

(i) Planning Subcommittee meeting held on Monday 24th June 2019

The following items were **RESOLVED**:

- a) Cllr. D. Millington be elected as Chairman for the year 2019/20.
- b) 19/2634N Variation of S106 Agreement – Land North of Moorfields, Willaston.
19/2727N Two storey rear extension – 413 Crewe Road.
19/2876N Proposed works include for converting the external store to an office, it includes the removal of an existing garage door with a window – 49 Park Drive.
NO OBJECTIONS be made on the above 3 planning applications
19/2657N Proposed repositioning of brick screen wall – 20 Arley Place

OBJECTIONS be made that the proposal would down grade the visual amenity of the neighbourhood. It is out of character with the existing neighbourhood.

19/2676N Erection of two detached dormer-style dwellings – Land to rear of 22 Westfield Dr.

OBJECTIONS be made that:-

1. The proposal will cause over domination and loss of privacy to 23, 25, 27, 29, 31, 33 Kings Drive 18, 20, 24, 26 Westfield Drive and 33, 35, 37 Princess Drive. The proposed balconies and windows will cause additional loss of privacy to properties in Princess Drive and Kings Drive
2. It is out of character with the existing neighbourhood
3. Over development of the site
4. Background development which contravenes the Wistaston neighbourhood plan.
5. The proposed development is very close to existing protected trees. It is essential that the roots of these trees are protected.
6. Two additional properties could create drainage problems.
7. On drawing number 6668/26 the proposed elevations east and west aspects are incorrectly listed.
8. The constant movement of traffic could cause damage to the cover and the terminals underneath an access panel for British Telecom.
9. Japanese knotweed on the site requires safe removal before any building work commences

(ii) The following planning applications have been notified from Cheshire East Council

The following items were **RESOLVED**:

19/1696N Change of use of garage to accommodate two further rooms to the existing HMO–2 Beech Dr
19/3202N Rear extension – 34 Glendale Close

NO OBJECTIONS be made on the above 2 planning applications

19/2676N Amended plans for the erection of 2 det. dormer-style dwellings – Land rear 22 Westfield Dr

OBJECTIONS be made that:-

1. The proposal will cause over domination and loss of privacy to 23, 25, 27, 29, 31, 33 Kings Drive 18, 20, 24, 26 Westfield Drive and 33, 35, 37 Princess Drive. The proposed balconies and windows will cause additional loss of privacy to properties in Princess Drive and Kings Drive
2. It is out of character with the existing neighbourhood
3. Over development of the site
4. Background development which contravenes the Wistaston neighbourhood plan.
5. The proposed development is very close to existing protected trees. It is essential that the roots of these trees are protected.
6. Two additional properties could create drainage problems.
7. The constant movement of traffic could cause damage to the cover and the terminals underneath an access panel for British Telecom.
8. Japanese knotweed on the site requires safe removal before any building work commences

19/2875N Certificate of Lawful Proposed use as a children's home – 49 Park Drive

The meeting was closed to allow Borough Cllr. Simon to provide advice on the above application. The meeting reconvened.

OBJECTIONS be made that:-

1. The residential property will be used as a commercial enterprise and therefore requires a full planning application.
2. There is insufficient parking especially when carers at the children's home change over duty.

(iii) The following planning DECISIONS have been notified from Cheshire East Council

19/1255N Single storey rear extension – Crantock, 30 Church Lane.

PERMIT

19/1805N Rear two storey extension – 456 Crewe Road.

PERMIT

19/2143N Extending and resurfacing the path to and gathering area around the existing memorial, providing barrier fencing – St. Mary's Church

PERMIT

40 CHAIRMAN'S REPORT

The Council considered the Chairman's Report.

(i) Church Lane Development – Bloor Homes

A positive response has been received from Bloor Homes following the meeting with the Chairman and Vice Chairman:-

- a) The surplus "trough" will be donated to Wistaston in Bloom for a feature display in the village.
- b) The two outlet pipes which flow into the brook are to be re-examined.
- c) Bloor Homes will fund an additional litter / dog bin (location to be agreed)
- d) The large Hawthorn Tree in the Centre of the development will be retained.

The Chairman's Report was accepted by Council.

41 CLERK'S REPORT

The Council considered the Clerks Report with one additional item – Duck Race

(i) Duck Race

RESOLVED: That the Duck Race organisers be informed that Wistaston Parish Council have no objections to portaloos being located at Joey the Swan recreation land. Provided that they are for the purpose of the Duck Race, for one day only and be situated on the field near Beech Drive car park.

(ii) Delegation of Authority in Recess

RESOLVED: That the Clerk, in consultation with the Chairman and Vice Chairman be authorised to act on behalf of the Council during recess.

(iii) Memorial Renovation at the Cenotaph St. Mary's Church

RESOLVED: That £4,500 from the War Memorial Improve Surrounding Provisions be paid to St. Mary's Parochial Church Council towards renovation of the Memorial at St. Mary's Church. (Funded from Line 24 with a transfer of £3,500 from Provisions to Income Line 6)

(iv) Youth Clubs**a) Youth Club in Church Lane Wistaston**

A meeting is arranged for the Chairman and Vice Chairman to meeting with a gentleman to discuss the possibility of starting up a Youth Club in Church Lane.

b) Shavington Youth Club

Members received a copy letter from the Chairman of Shavington Youth Club requesting a contribution of approximately £600 towards the running costs.

RESOLVED: That further information be requested from the Chairman of Shavington Youth Club and she be invited to attend a future meeting of Wistaston Parish Council.

An extension of time was agreed at 9.30 p.m.

(v) Flooding Caused by Bellway Homes Development

A resident contacted Cllr. Roberts regarding flooding issues caused by the Bellway Homes development which have been ongoing since November 2018.

RESOLVED: That a letter be sent to Bellway Homes with a copy to Cheshire East Council Planning Department and Highways Department regarding flooding caused by Bellway Homes.

(vi) Park Ranger

The Council **ENDORSED** the following expenditure required for the new Park Ranger, detailed below:-

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|--|---|
| DBS Check | £33.00 +Vat (Funded from Line 17 – Admin) |
| Safety clothing (Hi-viz jacket, coat and gloves) | £33.00 +Vat (Funded from Line 29 – Env Gen) |
| Heavy duty garden trolley (original worn out) | £47.98 No Vat (Funded from Line 29 – Env Gen) |

(vii) Litter Picking Volunteers

The Council **ENDORSED** the purchase of 6 personalised hi-viz jackets and gloves at a cost of £38+VAT. (Funded from Line 29 – Environmental General)

(viii) Code of Conduct Training Session

RESOLVED: That the Clerk attend the CALC Code of Conduct training session on 31st July 2019, at Canalside Conference Centre, Middlewich at a cost of £35 (Funded from Line 17–Admin & Room Hire)

(ix) Police Beat Report from PCSO Hobbs

Members received copies of the Beat Reports from PCSO Hobbs for May / June 2019 along with details of Police Surgeries.

The Clerks Report was accepted by Council

42 FINANCE

(i) Schedule of Accounts and Receipts and Payments Statement

RESOLVED: That the Accounts be accepted and the Schedule of Accounts for payment July 2019 (as per attached totalling £3361.97) be approved.

43 REPORTS FROM OTHER BODIES

(i) WSLA Report

Cllr. Kilkenny stated that WSLA are solvent. A defibrillator training session has been held. Cllr. Scott will join the committee at the next meeting.

44 ENVIRONMENTAL REPORT

The Environmental Report was received from Cllrs. Kilkenny and Squirrell.

Cllr. Squirrell reported when carrying out the Environmental Report they were impressed with the work of the Conservation Group and Litter Picking Volunteers.

Cllr. Scott requested feedback regarding weed treatment for Borough Cllr. Roberts. The Chairman replied Crewe Road has been completed to a high standard, he conveyed his thanks and requested this be continued throughout the Parish.

The Clerk reported:-

1. The fallen branch (item 4) was not on the Parish Council's land, it was reported to Cheshire East Council and removed from the pathway.
2. The worn out netting on the boardwalk (item 5) will be renewed by the Park Ranger.
3. The overgrown path into the woodland (item 10) should be left to discourage antisocial behaviour, this was agreed by the Council.

The meeting closed at 9.45 p.m.

